

Key: 1083

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.032

LEGAL

LAND

DETACHED

BUILDING

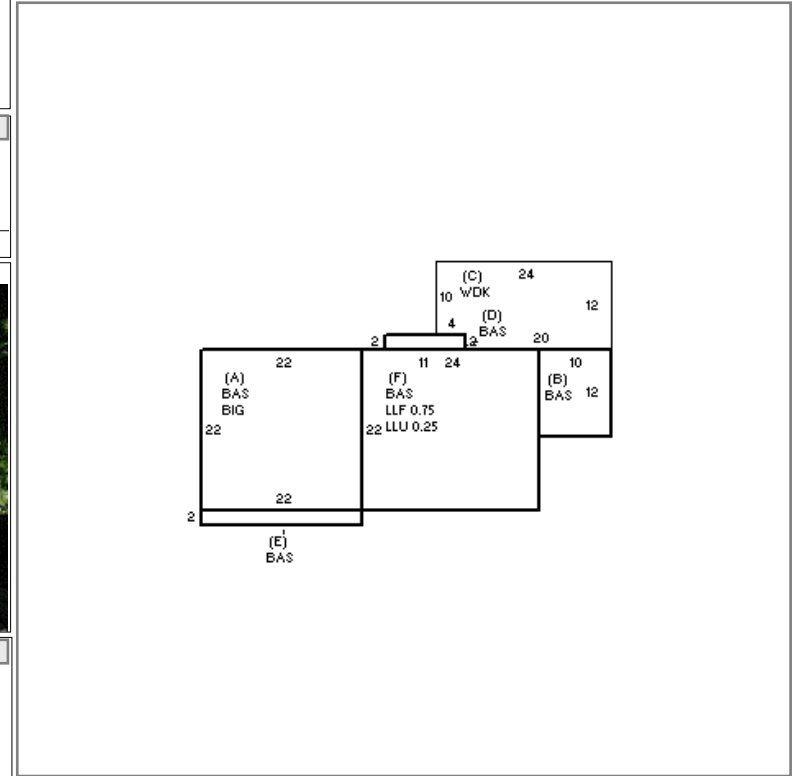
CURRENT OWNER				PARCEL ID				LOCATION			
BOUCHER KATY 94 ABERDEEN DR SCITUATE, MA 02066				26-5-7-0				94 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOUCHER KATY				01/15/2021	F	1	54208-272				
BOUCHER-SHAMITZ KATY				02/08/2019	QS	520,000	50798-64				
PHINNEY PAMELA E TR				08/07/2017	F	1	48763-42				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,005	SC 1.00	100	1.00	100	1.00		R04	0.90		343,820

TOTAL	23,005 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	343,800	329,900
Inf1	FACTOR 100		BUILDING	283,800	252,600		
Inf2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
					TOTAL	628,200	583,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/26/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,594	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	484		45.34	21,945
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,198	1960	211.58	253,468
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	280		38.40	10,752
				ROOF COVER	1	ASPH SHINGLES	1.00	F	LLU	N	LOWER LEVEL UNF	132		61.42	8,108
				FLOOR COVER	1	HARDWOOD	1.00	F	LLF	L	LOWER LEVEL FIN	396	1960	145.93	57,790
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O	FIREPLACE	1		7,813.00	7,813	
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369	

TOTAL RCN	373,422	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	U
		ELECT	A
EFF.YR/AGE		1991 / 31	
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	\$283,800		